

Phoenix Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Phoenix	983,403	1,321,045	43.0%	34.3%
Maricopa County	2,122,101	3,072,149	-	44.8%

Median Household Income

	<i>1990</i>	<i>2000</i>
Phoenix	\$29,291	\$41,207
Maricopa County	\$30,797	\$45,358
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	803,332	938,853	71.1%
African American	51,053	67,416	5.1%
Native American	18,225	26,696	2.0%
Asian	16,303	26,449	2.0%
Other	94,490	261,631	19.8%
Hispanic	197,103	449,972	34.1%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	369,921	465,834
Homeownership Rate	59.1%	60.7%
Average Household Size	2.62	2.79

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	294,652	422,779	32.0%
20 – 54 yrs	520,645	700,411	53.0%
55 & Over	168,106	197,855	15.0%

Median Age	31.0	30.7
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	233,714	285,575	57.6%	22.2%
Townhouse / Condo	22,903	25,961	5.2%	13.4%
Multi-family Units	140,788	162,461	32.8%	15.4%
Manufactured Home	19,714	20,689	4.2%	4.9%
Other Units	4,917	1,107	0.2%	-77.5%
Total Units	422,036	495,793	-	17.48%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$575	\$875
# of Units Surveyed	86,047	19,937

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	5,332	\$123,100	18,746	\$81,500	24,078	\$91,300
1997	3,516	\$129,900	18,112	\$86,600	21,628	\$94,600
1998	2,899	\$143,500	21,109	\$93,300	24,008	\$100,100
1999	3,553	\$144,400	22,252	\$99,600	25,805	\$106,700
2000	4,137	\$157,500	24,790	\$109,800	28,927	\$117,700

Assisted Housing Units Produced between 1996 - 2000

Phoenix	4,671
Maricopa County	8,344

Housing Affordability Gap

	Phoenix	Maricopa County
Total Gap	47,588	108,373
Gap as a % of Total households	10.2%	9.6%
% of Median household Income where total gap occurs	49%	